

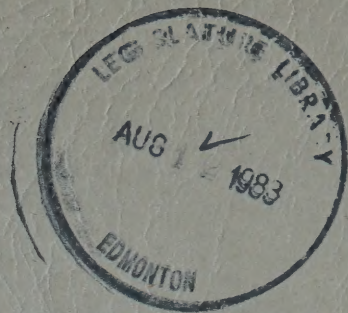
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Town of Slave Lake. 1972.



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TOWN OF
SLAVE LAKE

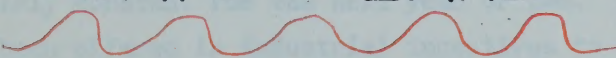
~~Slave Lake~~

~~Slave Lake~~

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TOWN OF SLAVE LAKE



GROWTH POTENTIAL

GROWTH PROJECTION

INDUSTRIAL LAND (MITSUE PARK)

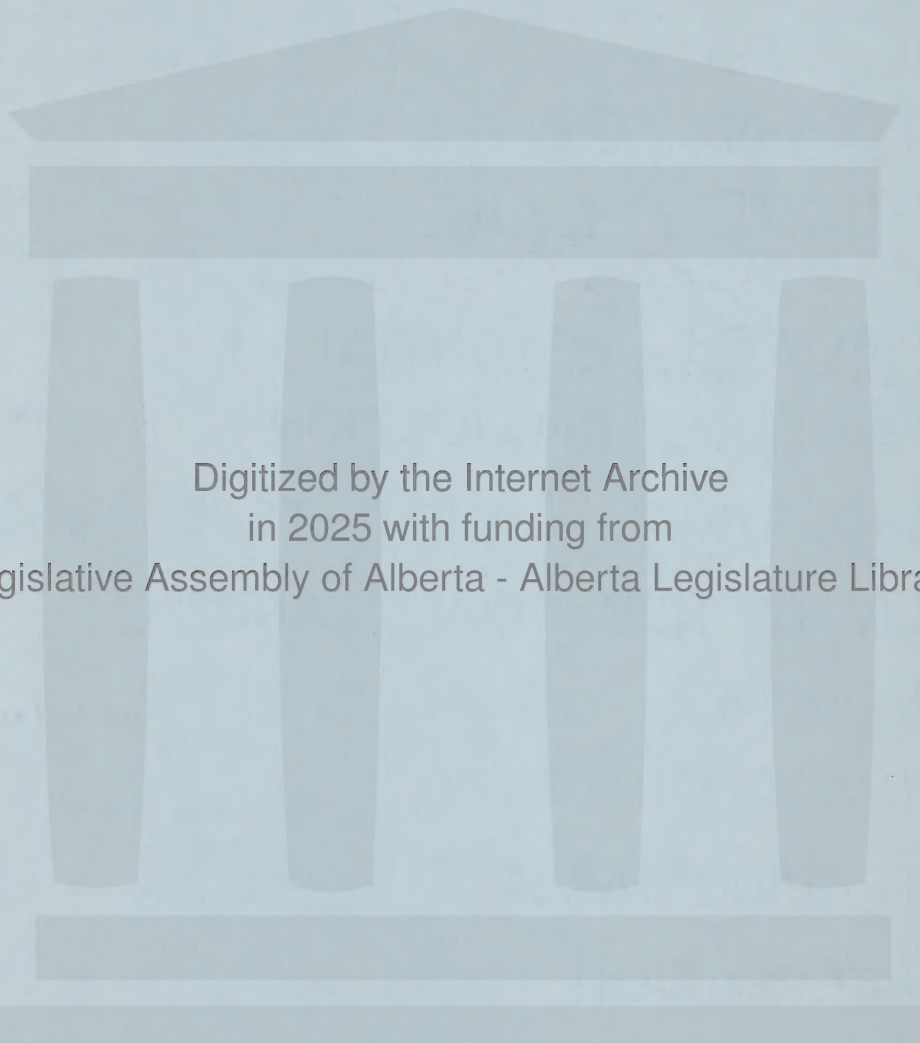
LIGHT INDUSTRIAL LAND

HOUSING

TRANSPORTATION

TRADING AREA

RECREATION



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TOWN OF SLAVE LAKE - GROWTH POTENTIAL

Since 1970 the Town of Slave Lake has been the primary growth centre in a "Special Area" established by the Provincial and Federal Governments. The area will be the focus of special attention for a period of five years during which time a concentrated Socio-Economic development program will improve employment conditions and raise the standard of living.

The first year has seen a cost-shared budget of six million dollars spent in the area and indications are that this level of spending will be fairly constant for the next year or two. Additional funds of \$4,000,000 have been offered in industrial incentives to industry.

The concepts of the program include:-

- Development of new industries and expansion of existing industries to create new job opportunities.
- Assistance to growth centre towns, to accommodate the industries and the influx of people, in order to prevent a municipal tax spiral that could negate the incentives offered to industry.
- The upgrading, training and retraining of local people in order to provide a competent labor force for the new and expanding industries.

The initial impact of this comprehensive program is making itself felt on the Town of Slave Lake. The development of the labor force and the development of industry are being carried out simultaneously and the future looks very optimistic. The Federal and Provincial authorities estimate the population of Slave Lake will be at least 5,000 within the next four years. The industrial potential based on natural resources available can easily support this anticipated population.

Your attention is drawn to Schedule "C" of the Special Area Agreement between Canada and the Province of Alberta.

Continued efforts to industrialize the area will be seen during the next few years including the development of a major forest industrial complex.

The following growth projection has been established by the Slave Lake Human Resources Development Authority office.

GROWTH PROJECTION OF SLAVE LAKE, ALBERTA

The growth rate of Slave Lake has been very difficult to pin point up to this date. The main reason for this is that while Industrial Incentives are available, it is hard to predict how many applicants will actually locate in the area.

The first projection of growth is taken from the Industries that have received approval from Department of Regional Economic Expansion for their applications. The second projection is including industries that are preparing applications for building industries in this area.

The following multiplier factor was used for growth projection for each new job in industry:-

School Children	1.23
Households	1.13
Retail Sales	\$3,560.00
People	4.79
Retail Establishment	.04
Vehicles	1.36
New jobs	.50

This growth projection does not take into account the normal growth rate of a town but projects only the growth of jobs from new industry.

The projection on the following page is a Value Judgement.

Industry with Industrial Development Commitments
from Department of REgional Economic Expansion

Projection No.1

Number of jobs	408
Population increase	1,954
School Increase	502
Household Increase	461
Increase in retail sales per year	\$1,452,480
Increase in retail establishments	16
Increase in motor vehicle registrations	555
Increase in jobs, other than the manufacturer	198

This includes the above as well as industries applying to Department
of Regional Economic Expansion for Incentive Grants.

Projection No.2

Number of jobs	1,068
Population increase	5,095
School Increase	1,314
Household Increase	1,207
Increase in retail sales per year	\$3,802,080
Increase in retail establishments	42
Increase in motor vehicle registrations	1,452
Increase in jobs other than the manufacturer	534

INDUSTRIAL LAND (Slave Lake)

Mitsue Industrial Park

2,000 acres of good industrial land has been developed at Mitsue Lake, six miles east of the Town of Slave Lake.

A water system with 8" main with all appertenances has been installed for water and fire protection.

The Town of Slave Lake owns the gas system and will service lots according to need. See attached rate structure.

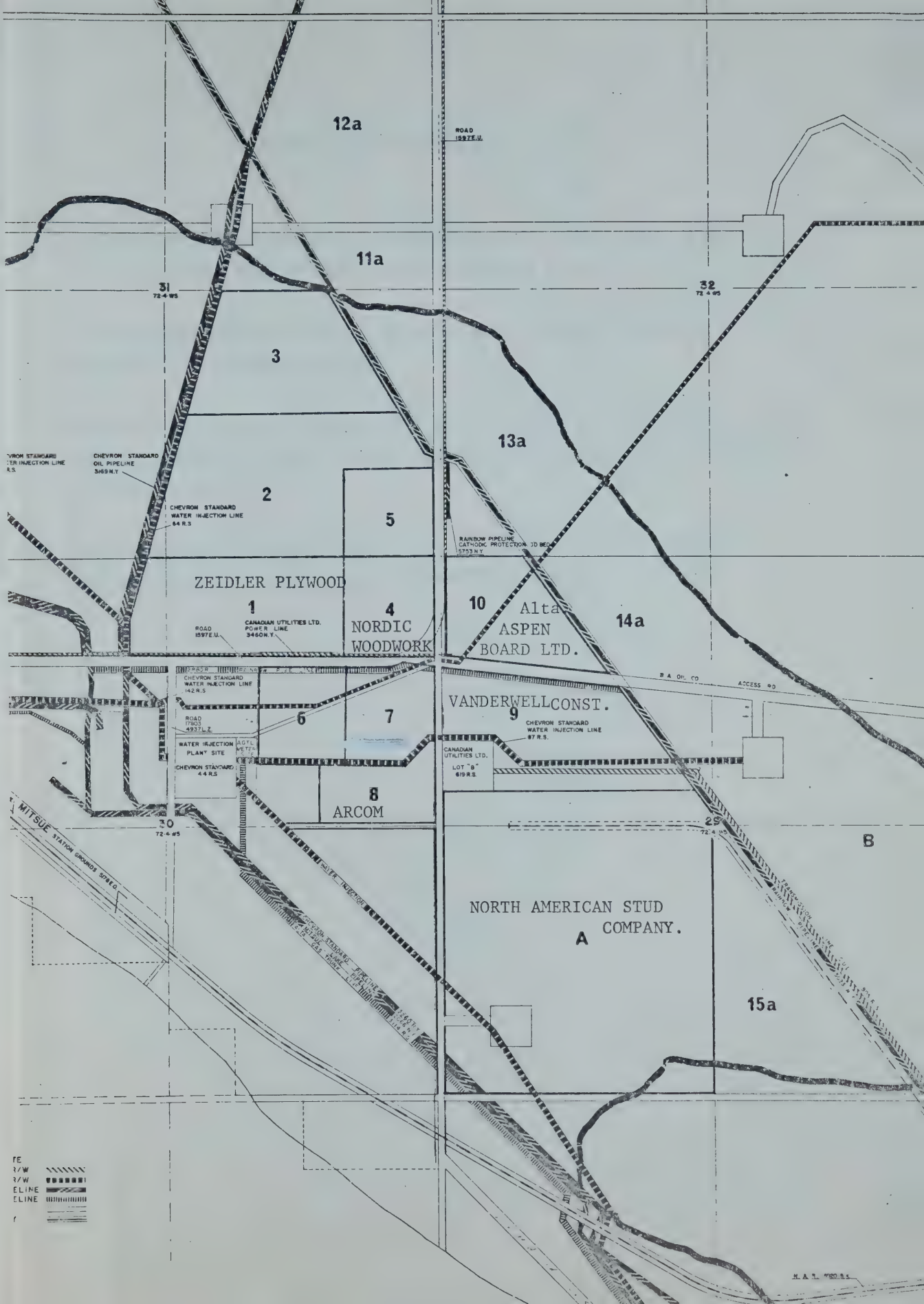
Canadian Utilities has a power sub-station in the park and will service lots according to need. Prices can be negotiated through Canadian Utilities, Edmonton. Mr. Twa is in charge of sales in this area.

A railroad spur has been built into the park and can service all lots within the park.

Serviced land is for sale at \$300.00 per acre for the first ten acres.

If more land is required it can be leased.

Soil tests are available upon request, from Human Resources Development Authority office, Slave Lake, Alberta.



12a

ROAD
1597E.V.

11a

31
72-4-WS

32
72-4-WS

3

13a

CHEVRON STANDARD
OIL PIPELINE
3465 N.T.

CHEVRON STANDARD
OIL PIPELINE
3465 N.T.

2

CHEVRON STANDARD
WATER INJECTION LINE
64 R.S.

5

RAINBOW PIPELINE
CATHODIC PROTECTION 30 BE
2753 N.T.

ZEIDLER PLYWOOD

1

ROAD
1597E.V.

CANADIAN UTILITIES LTD.
POWER LINE
3460 N.T.

NORDIC
WOODWORK

4

10

Alta
ASPEN
BOARD LTD.

14a

VANDERWELL CONST.

P.A. OIL CO.

ACCESS RD.

ROAD
17903
4937W.E.

CHEVRON STANDARD
WATER INJECTION LINE
142 R.S.

6

7

WATER INJECTION
PLANT SITE

CHEVRON STANDARD
44 R.S.

AGTIL
METS

8

ARCOM

CANADIAN
UTILITIES LTD.

LOT "B"
619 R.S.

CHEVRON STANDARD
WATER INJECTION LINE
87 R.S.

70
72-4-WS

25
72-4-WS

B

NORTH AMERICAN STUD
A COMPANY.

15a

FE
R/W
ELINE
ELINE

M.A.T. 1980.11

LIGHT INDUSTRIAL LAND

The Town of Slave Lake has purchased land for light clean industrial use. This land will be sub-divided according to need.

Land will sell for \$1,200 per acre and price of servicing will vary according to the amount needed.

Light Industrial Land is available in the Northwest part of town, bordering the airport. There, lots are mostly privately owned, but many are not developed.

The map on the following page shows the outline of the new light industrial area to be developed according to need.

S L A V E L A K E H O U S I N G

Alberta Housing Corporation:

Twenty units to be completed by December 31st, 1971. These units will be rented to persons moving to Slave Lake for on-the-job training or permanent employment in new jobs. Rent will be a minimum of \$100.00 per month and will go up in accordance to income. When permanent employment is secured, the applicant will be eligible for a loan to purchase or build a new house.

Slave Lake Development Corporation:

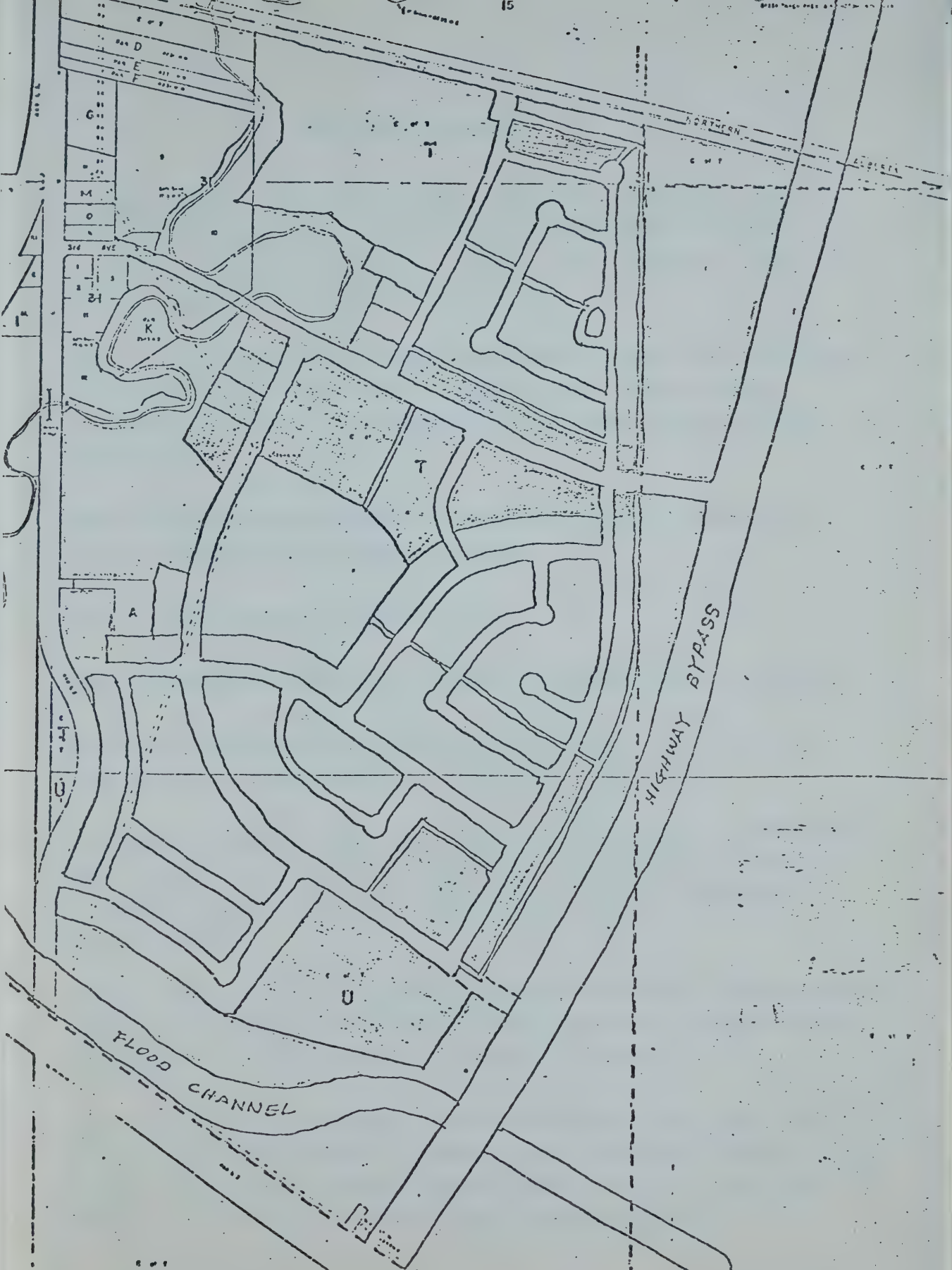
The above company has 90 new rental units available and have vacancies at this time.

	<u>Unfurnished</u>	<u>Furnished</u>
44 - Three bedroom town houses	\$198.00	\$250.00
23 - Two bedroom apartments	175.00	215.00
23 - One bedroom apartments (large)	150.00	185.00
(small)	140.00	160.00

All of these units come with stove, fridge and the town houses have clothes dryers. Living rooms and master bedrooms all have broadloom.

Rental includes gas, water and sewer.

28 other apartment rental units of good quality are also available in town. A new subdivision has a capacity for 2,500 people. A new high school in this subdivision was opened January 1, 1972 and is now in use. Lots in the new subdivision will be selling for \$2,661.00 - \$3,387.00 for single family dwellings and \$4,794.00 - 5,901.00 for duplex lots. Larger development schemes could be negotiated in this major subdivision. Under the "Special Area" agreement priority is given to the area for Central Mortgage and Housing Corporation mortgage funds. The Infrastructure for the town is in & paid for so taxes should remain stable.



SLAVE LAKE TRANSPORT

The Town of Slave Lake is situated 160 miles north of Edmonton on Highway No.2. This is a paved highway, most of it being built in the past six years. This highway goes on to Alaska as well as tieing in with the McKenzie Highway to the Northwest Territories.

There is a new highway under construction from Slave Lake to Ft. Vermillion. This highway will be opening up new resources in the North as well as cutting off many miles to the Northern part of Alberta and the Northwest Territories.

There is also a proposed highway from Peace River to Fort McMurry that will tie in with the Fort Vermillion highway.

See Map on trading area for highway plans.

Slave Lake has two trucking firms bringing in freight daily from Edmonton.

We are also located on the Northern Alberta Railway. This rail ties in with the west as well as servicing the Northwest Territories.

The airport is presently under construction to bring it up to an instrument rated fully licensed twenty-four hour airport. On completion it will have a 4,089 foot paved runway that will accommodate a fully loaded D6B or Hercules aircraft.

The new terminal building will be complete with air control and meteorological section. There will be a taxi strip running along side of the main runway. All construction is approved by the Ministry of Transport.

Bayview Air Service is running a charter service from Slave Lake. They also have a daily scheduled flight to Edmonton with two flights on Monday and Friday. They have two Astex and four 180 Cessna aircraft. In the summer one 180 is on floats and in the winter they all are on ski-wheels.

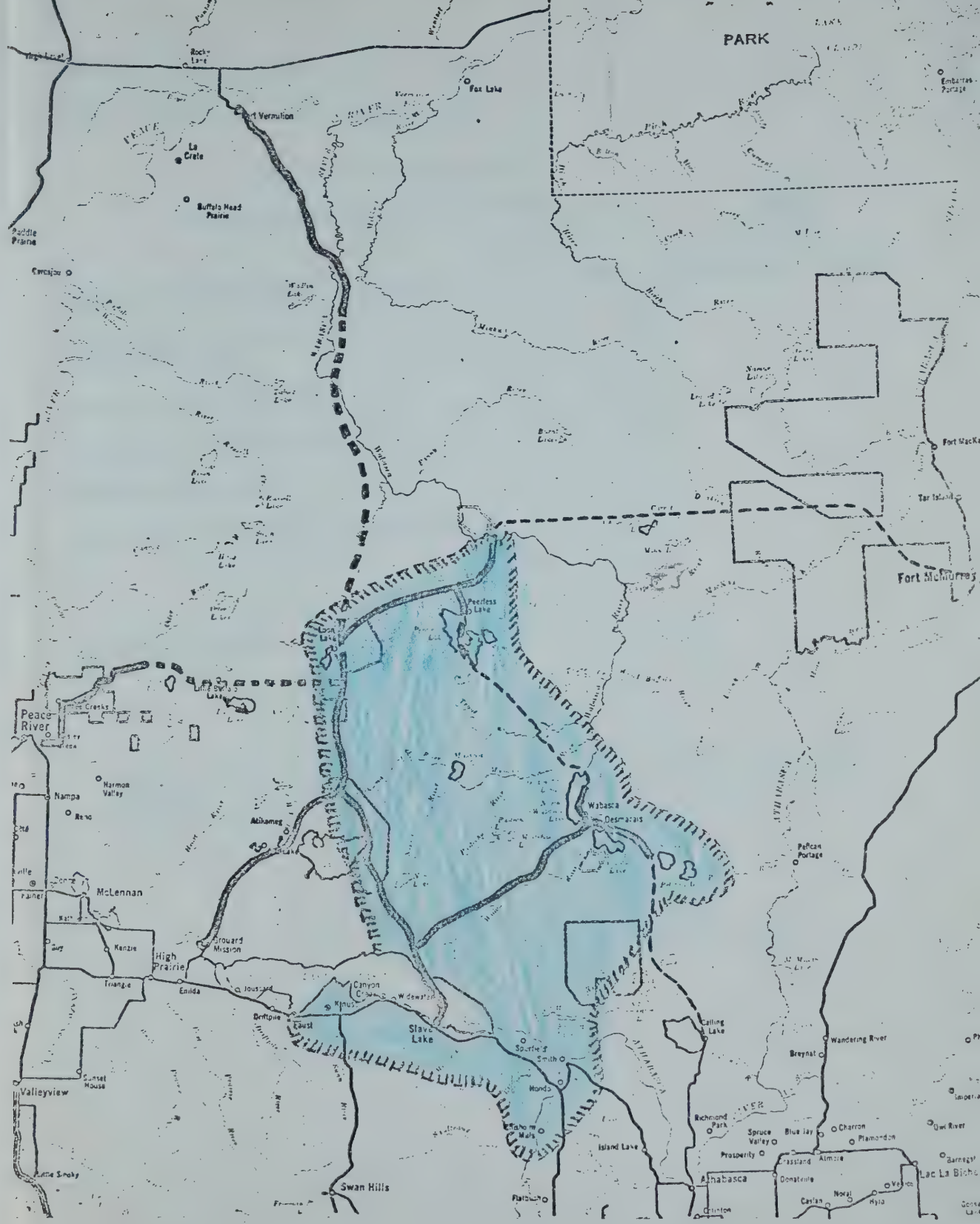
SLAVE LAKE TRADING AREA

The population of the Town of Slave Lake is 2,500 at the present. With the projected growth from new industry, the Town should reach a population of 5,000 - 7,000 in the near future.

• The trading area around Slave Lake includes the following:-

Wabasca	2,000
Northern Communities	800
Kinuso	450
South Shore of Slave Lake	1,500
Smith and surrounding area	850
Total	5,500

These figures are estimates as we have not received the 1971 census survey on them. Some of the trading area along the South Shore is shared with the Town of High Prairie.



TRADING AREA

INDUSTRIES FOR SLAVE LAKE

<u>Accepted by DREE Incentive Program</u>	<u>Men to be Employed</u>
North American Stud Company (Bush Operation)	95 150
Ziedler Plywood Limited	88
Vanderwell Contractors Ltd.	40
Sawridge Enterprises (Motor Hotel and Housing Pre-Fab Plant)	<u>35</u>
TOTAL	408

Applicants Interested in Locating Industries at Slave Lake

Further, there are 3 more applicants that are seriously interested in locating industries at Slave Lake. Which would employ a total of another 480 men. Combined with the total of the above mentioned would result in a total possibility of 888 men:

(see next pg.)

EMPLOYMENT CREATED

October 4, 1972

SLAVE LAKE AREA

PROJECT	CONSTRUCTION	ON STREAM	JOBS	ASSOCIATED JOBS
<u>1. Existing</u>				
North American Stud Co. Ltd. Slave Lake	Completed	April 1972	95	150
North American Stud Co. Ltd. Wabasca	Completed	Jan. 1972	45	50
Vanderwell Construction Ltd. Red Earth	Completed	Dec. 1971	25	25
Vanderwell Construction Ltd. Slave Lake	Completed except for dry kiln	July 1972	20	
Sawridge Motor Hotel	Completed	August 1972	31	
Northwood Industries	Completed	Sept. 1972	20	
Arcom Systems Ltd.	August 1972	Jan. 1973	192	
Zeidler Plywood Ltd.	March 1972	April 1973	88	100
			516	325
<u>2. Proposed</u>				
Arcom Systems Ltd. Expansion	Jan. 1973	Sept. ¹⁹⁷⁴ 1973	125	
Alberta Aspen Board Ltd.	Nov. 1972	^{MAR. 1974} Sept. 1973	150	200
Nordic Millwork Ltd.	Nov. 1972	^{OCT} June 1973	50	
			325	200

Total number of jobs to be created 1,366.

November 20, 1972.

REPORT

LABOR FORCE IN NEW INDUSTRIES IN LESSER SLAVE LAKE SPECIAL AREA.

1, North American Stud Co. Ltd. - Mitsue Lake Industrial Park.

110 Full time employees.

59 are from within the Lesser Slave Lake area.

30 are from other parts of Alberta.

9 are from Saskatchewan.

1 from Nova Scotia

1 from Ontario

4 from British Columbia.

6 from the U.S.A..

110

North American Stud Co. - Wabasca.

33 men

32 from Lesser Slave Lake Special Area.

1 from Edmonton.

2, Giroux Logging Ltd,

All 5 employees from Lesser Slave Lake Special Area.

3, C. Jackson and Sons Logging.

All 12 employees from Lesser Slave Lake Area.

4, Gullion Contractors Ltd.

All 19 employees from Lesser Slave Lake Area.

continued.....

5. Zeidler Plywood Co. Ltd. - Nipisi and Mitsue.

(a) 27 men at Nipisi Sawmill, 26 from Lesser Slave Lake Area and one from Sunset House, Alta.

(b) C & L Logging

10 men, all from Alberta.

(c) Overpass Equipment

22 men, 12 from Edmonton and 10 from Lesser Slave Lake Area.

(d) Duecette Bros. Logging.

12 men all from Alberta.

(e) Sawchuk Logging,

20 men all from Alberta,

(f) Construction at Mitsue

15 men, 12 from Lesser Slave Area, 1 from Edmonton,
1 from Saskatchewan, 1 from the U.S.A.

6. Vanderwell Contractors

8 employees

7 from Lesser Slave Lake Area
1 from Edmonton.

7. Norwood Industries

10 employees all from Lesser Slave Lake Area,

8. ARCOM Systems Ltd. (Quadra Construction)

21 employees

16 from Lesser Slave Lake Area
4 from British Columbia
1 from Nova Scotia.

9. Sawridge Enterprises Ltd.

46 employees

Continued....

Sawridge Enterprises cont.

38 from Lesser Slave Lake Area
6 from elsewhere in Alberta.
2 from the U.S.A.

10. Northwest Fishing Co-op - Faust

Average 6 employees all from Lesser Slave Lake Area.

SUMMARY:

From Lesser Slave Lake Area	274
From Elsewhere in Alta.	87
From Elsewhere in Canada	16
From Outside Canada	<u>9</u>
	386

Of these employees, 146 are of native racial origin.



D.L. Sonmor
Assistant Co-ordinator,
HRDA.

TOWN OF SLAVE LAKE

OFFICE OF SECRETARY-TREASURER

SLAVE LAKE - ALBERTA

GAS RATE STRUCTURE

CONSUMPTION (MONTHLY)	QUANTITY (MCF)	PURCHASE PRICE (¢)	% INCREASE	INC. MCF	PRICE
0 - 100 MCF	100	22	218	48.0	70.0
101 - 500	400	22	127	28.0	50.0
501 - 1000	500	22	90	19.8	42.0
1001 - 5000	4000	22	65	14.3	36.0
5001 - 10,000	5000	22	45	9.9	32.0
10,001 - 15,000	5000	22	30	6.6	28.5
15,001 - 20,000	5000	22	20	4.4	26.5
20,001 - & OVER	Bal.	22	15	3.3	25.5

EXAMPLE ..

CONSUMER USING 26,640 MCF PER MONTH

QUANTITY	RATE	TOTAL
100 MCF	0.70	70.00
400	0.50	200.00
500	0.42	210.00
4000	0.36	1440.00
5000	0.32	1600.00
5000	0.285	1425.00
5000	0.265	1325.00
6640 (Bal.)	0.255	1693.20
26,640 MCF		7,963.20

AVERAGE PRICE PER MCF 30¢



What 100 Additional Manufacturing Workers Meant to Their Community

123

more

school

children

113

more

households

\$356,000

more

retail sales

per year

479

more

people

4

more

retail

establishments

136

more

motor vehicle

registrations

49

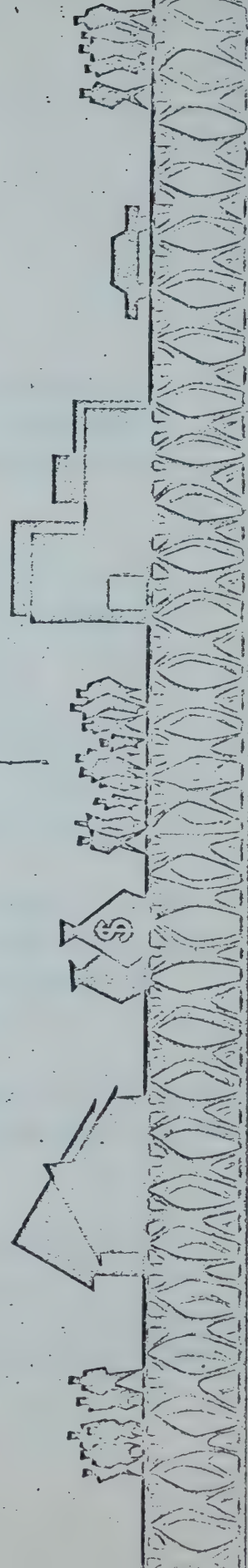
more

workers

employed

other than

manufacturing



SCHEDULE "C"

LESSER SLAVE LAKE SPECIAL AREA:

GENERAL PROGRAM OUTLINE

Background

The Lesser Slave Lake Special Area, like most of Northern Alberta, is fundamentally dependent on resource-based industries for its economic progress. Until recently, that sector has been able to sustain only a moderate rate of economic growth.

The population of the special area, which now is approximately 53,000, has been growing rapidly because of high birth rates. It is expected to continue to increase at a rapid pace, particularly given the large number of people now in or entering the family-creating age groups. The result of considerable population growth, combined with only moderate economic progress, has been high levels of unemployment and under-employment, particularly in the central and northern parts of the special area where a population of about 16,000 is dispersed among a number of communities.

It is presently anticipated that many of the employment problems of the special area can be resolved through new jobs that are being generated as a result of developments in the forestry sector. Tourism may also become a significant, although seasonal, generator of incomes.

A main problem will be to ensure that new employment emerging in the special area is readily accessible to the many severely disadvantaged people of the area.

A second concern must be to enable the growing centres particularly the Town of Slave Lake and High Prairie - current populations of 2,100 and 2,500 respectively, to accommodate the influx of population. The situation is particularly severe in Slave Lake where considerable job expansion has already occurred and more is anticipated in the future.

Outline

The Canada-Alberta Joint Planning Committee has come to the conclusion that the key goal for the area, given its prospects and problems, must be to enhance the economic and social situation of the people in the area and to ensure that they have access to employment opportunities.

To this end, the federal and provincial governments will make use of their industrial incentives programs in the special area to increase the number of productive jobs, of which some 1,800 are already attributable, either directly or indirectly, to both programs. The future emphasis of the provincial incentives program will be in the western and southern extremities of the special area. The federal government will give attention to major developments in that area but will place emphasis on that portion of which the Towns of Slave Lake and High Prairie are centres.

The Town of Slave Lake, a main distribution centre for the area, is expected to grow rapidly during the next few years, largely because of the new employment being generated. High Prairie, a major agricultural service centre for the central part of the special area, is also expected to experience growth.

Both, because of their importance to the industrialization and urbanization of the special area and because of their limited fiscal capacity, require assistance with necessary growth-related infrastructure developments. The key elements required for growth, some of which have been provided for under the first agreement, are water and sewer facilities for industrial and residential growth, education facilities to enable them to serve their own citizens and those of the surrounding area, and adequate low-cost housing for incoming disadvantaged people who wish to take advantage of the new employment opportunities.

Much of the infrastructure required for the anticipated doubling of the population of Slave Lake has been provided for in the First Agreement. Additional projects provided for in the second Agreement consist of a water treatment facility, the servicing of a new commercial and light industrial area, and the provision of additional servicing in the Mitsue Lake Industrial Park. Preliminary design of a surface drainage system for the town will also be undertaken.

In order to provide and improve access to services and jobs for disadvantaged people in the northern part of the special area, the Agreement provides for federal sharing with the Province in the cost of the Northern Industrial Road, stretching 154 miles north from the Town of Slave Lake. The road is expected to make a major contribution to both economic expansion and social adjustment. Cost \$4,000,000.

Lack of an adequate water supply has inhibited the growth of the Town of High Prairie and a major study, intended to lead to priority action next year, is to be undertaken by the Prairie Farm Rehabilitation Administration. Work on a sewage treatment system and a drainage project are to go forward this year. Preliminary design studies will be carried out for an industrial park and a new residential subdivision.

Funds are to be provided, on an experimental basis, for the initiation and development of low-cost housing needs associated with rapid growth and employment.

In order to enable the disadvantaged people of the special area to take advantage of the opportunities being opened up for them, a broad spectrum of social adjustment programs will be initiated. Jointly funded on a four-year basis, they will provide for outreach, counselling, upgrading, and vocational and productivity training measures supplementary to those of Canada Manpower and existing provincial programs. An exploratory visits

program to acquaint people with the nature of opportunities and life in the centres of growth; and programs to facilitate the retention of productive employment once gained will also be established.

These programs will later be supplemented by another social adjustment program designed to ensure effective access to low-cost housing in areas of major new job opportunities.

Provision will be made for an investigation of other growth opportunities and needs in the special area, to be carried out in conjunction with the Indian and Metis communities, in a separate agreement.

RECREATION

The town of Slave Lake is located on the South East end of Lesser Slave Lake. The Lesser Slave Lake Provincial Park is North of the town offering three campsites and some of the finest white sand beaches to be found in Alberta. The Lake offers Slave Lake residents swimming, boating, canoeing, waterskiing, fishing and camping.

Other recreational facilities for the town include a nine hole golf course, ball parks, Curling Rink, Arena, Community Hall, Stock Car Racing Oval, two childrens playgrounds and a ski hill with a tow and chalet.

Some of the organized recreation within the town includes a mens fastball league, Gymkhana Club, baseball club, minor hockey, Sr. Mens hockey team, old timers hockey team, swimming lessons, summertime organized playground activity for children and a mens Basketball league.

Community service clubs include- the Canadian Legion and Auxiliary, Lions, Chamber of Commerce, Jay Cees, Fish and Game Assoc., Catholic Womens League, Anglican Church Women, Hospital Auxiliary.

Societies and Associations include the following:

Home and School Association. Youth activities- Cubs, Scouts, Army Cadets, Brownies, Girl Guides.

The town has an 11 member recreation board responsible for planning and administering all town funded recreation.

